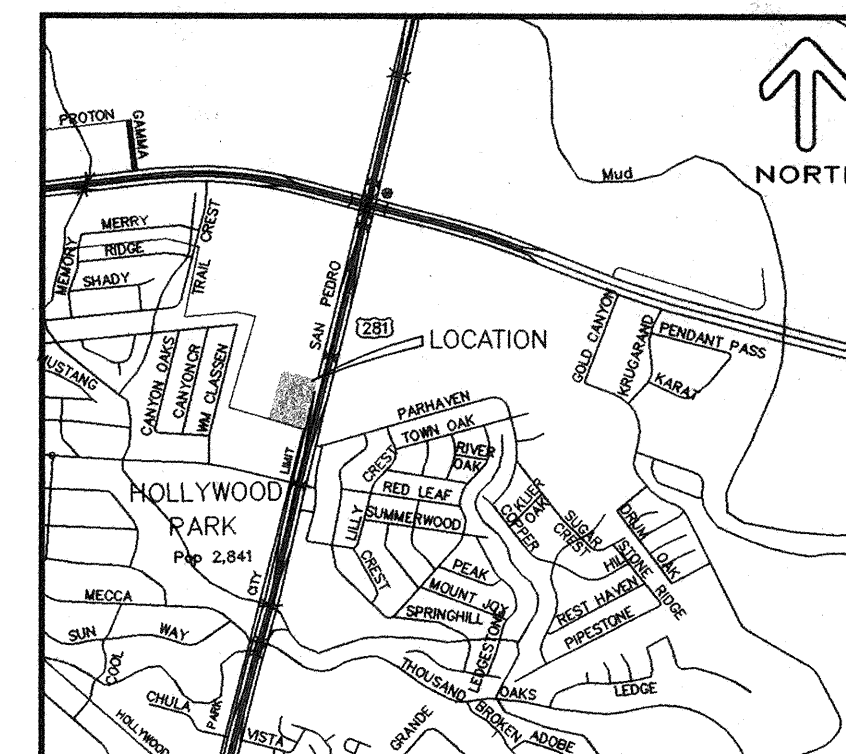


LEGEND

- Power Pole
- Guy Wire
- Telephone Manhole
- Existing Fire Hydrant
- Existing Valve
- Sanitary Sewer Manhole
- Existing Trees
- Overhead Electric
- Sanitary Sewer
- Underground Telephone
- Barbed Wire Fence
- Chain Link Fence
- Existing Contours
- Proposed Contours
- Existing Contours



LOCATION MAP
SCALE 1" = 0.5 MILE

APPROVED
PLANNED UNIT DEVELOPMENT
City of San Antonio
Planning Division
7-11-2004
7-11-2004

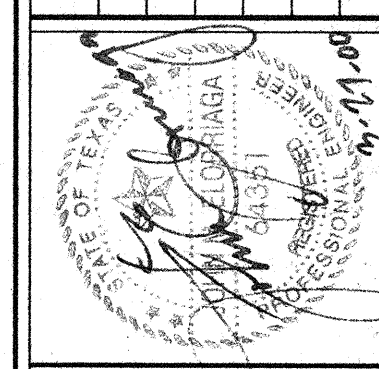
SITE DATA
SUBDIVISION AREA: 8.035 ACRES
LEGAL DESCRIPTION: VOLUME 8288, PAGE 1511
ZONING: P1 (B-3) ERZD & P1 (B-1)ERZD
PROPOSED LAND USE: COMMERCIAL AS PERMITTED WITHIN ZONING DISTRICTS
NUMBER OF PROPOSED LOTS: 3
OPEN SPACE REQUIRED: 1.607 ACRES (20%)
OPEN SPACE PROVIDED: 2.812 ACRES (35%)

- EDWARDS AQUIFER RECHARGE NOTES:**
- PROPERTY IS A CATEGORY 2 CLASSIFICATION.
 - MAXIMUM IMPERVIOUS COVER PERMITTED IS 65%.
 - A WATER POLLUTION ABATEMENT PLAN (WPAP) WILL BE APPROVED BY TNRCC PRIOR TO DEVELOPMENT ACTIVITY.
 - A LETTER OF CERTIFICATION (SITE DEVELOPMENT PLAN) WILL BE APPROVED BY SAWS PRIOR TO DEVELOPMENT ACTIVITY.
 - A "SINGLE / PRIVATE" SEDIMENTATION / FILTRATION STORMWATER GRAVITY BASIN WILL BE INSTALLED TO SERVE THE ENTIRE DEVELOPMENT.
 - PUBLIC STORM DRAIN EXTENSIONS WILL BE PROVIDED AS DEVELOPMENT REQUIRES.

- GENERAL NOTES:**
- TEXAS DEPARTMENT OF TRANSPORTATION WILL PERMIT 3 ACCESS POINTS TO U.S. HWY 281
 - NO PUBLIC OR PRIVATE STREET IMPROVEMENTS ARE PLANNED WITH THE PLATTING OF THE PROPERTY
 - INDIVIDUAL LOTS WILL BE DEVELOPED UNDER COMMERCIAL BUILDING PERMITS.
 - OFF STREET PARKING WILL BE PROVIDED IN ACCORDANCE WITH UNIFIED DEVELOPMENT CODE REQUIREMENTS
 - A PUBLIC 12" WATER MAIN WILL BE EXTENDED ALONG THE U.S. HWY 281 FRONTAGE TO SERVE THE DEVELOPMENT.
 - EXISTING PUBLIC SANITARY SEWER ALONG THE U.S. HWY 281 FRONTAGE IS AVAILABLE TO SERVE THE DEVELOPMENT.
 - EXISTING PUBLIC UTILITIES ALONG U.S. HWY 281 ARE AVAILABLE TO THE DEVELOPMENT.
 - DRIVEWAY LOCATIONS AND CLEAR VISION AREAS WILL BE SUBJECT TO TxDOT PERMIT.
 - THE PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP NO. 48029C00276E FOR BEXAR COUNTY, TEXAS AND INCORPORATED AREAS, EFFECTIVE DATE FEBRUARY 16, 1996.
 - DEVELOPMENT IS SUBJECT TO THE TREE PRESERVATION REQUIREMENTS.
 - OWNERSHIP AND MAINTENANCE OBLIGATIONS FOR THE TNRCC APPROVED WATER QUALITY BASIN (EDWARDS AQUIFER PROTECTION PLAN) WILL BE IN ACCORDANCE WITH THE DEED RECORDATION AFFIDAVIT.
 - A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS AND FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

RECEIVED
00 JUN 26 PM 3:23
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

REVISED BY	DATE	DESCRIPTION
NO.		



EDC
ELORRAGA DEVELOPMENT CONSULTANTS, INC.
3308 Broadway Suite 205
San Antonio, Texas 78209
(210) 832-9791

PREPARED FOR:
EQUITY DEVELOPMENT CORPORATION

**BEXAR CROSSING
PLANNED UNIT DEVELOPMENT
PLAN**
San Antonio, Texas

PLAT NO. 000183

DESIGNED: J.E.
DRAWN: B.C.
CHECKED: J.E.
DATE: 3-24-00
SCALE: 1"=50'

SHEET
1
OF 1

#00-017



A memo from the
CITY of SAN ANTONIO
Planning Department
Master Development

TO: Herb Quiroga

DATE: January 23, 2002

FROM: Michael O. Herrera, Planner II

COPIES TO: File

SUBJECT: # 01-017

Name: Bridgewood Subdivison

The plat or plan referenced above was heard by the ☒ Planning Commission

☐ Director of Planning COSA

on the date shown.

The following action was taken:

☒ APPROVED
☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

If you have any questions regarding please call Mr. Michael O. Herrera @ 207-7038